

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 12/11/01

AGENDA ITEM 7

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7191 – Grand Place Hayward, LLC, a California Limited Liability Company (Subdivider) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement

RECOMMENDATION:

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof; and
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements;

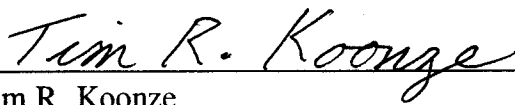
DISCUSSION:

On July 18, 2000, the City Council approved a vesting tentative map to develop 161 townhomes on 6.7 acres on the east side of Grand Street, the south side of D Street and the west side of Sutro Street (former Grand Lanes site).

As per the tentative map requirements, the City vacated a portion of Sutro Street that is to become part of the project. On November 27, 2001, the subdivider paid the City \$258,340.00 for the vacated portion of Sutro Street. The subdivider has also entered into an agreement with the City to install certain off-site sanitary sewer improvements as required by the conditions of approval.

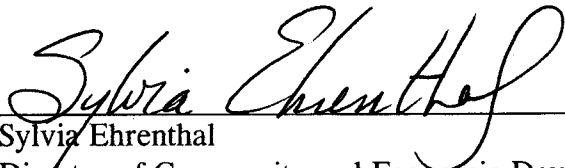
The final tract map and improvement plans have been reviewed by the City Engineer and found to be in substantial compliance with the approved tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has posted security in the amount of \$512,927.80 for faithful performance of the installation of the public improvements associated with this subdivision and an equal amount to assure the payment of labor and materials for said improvements.

Prepared by:



Tim R. Koonze
Assistant Planner

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:

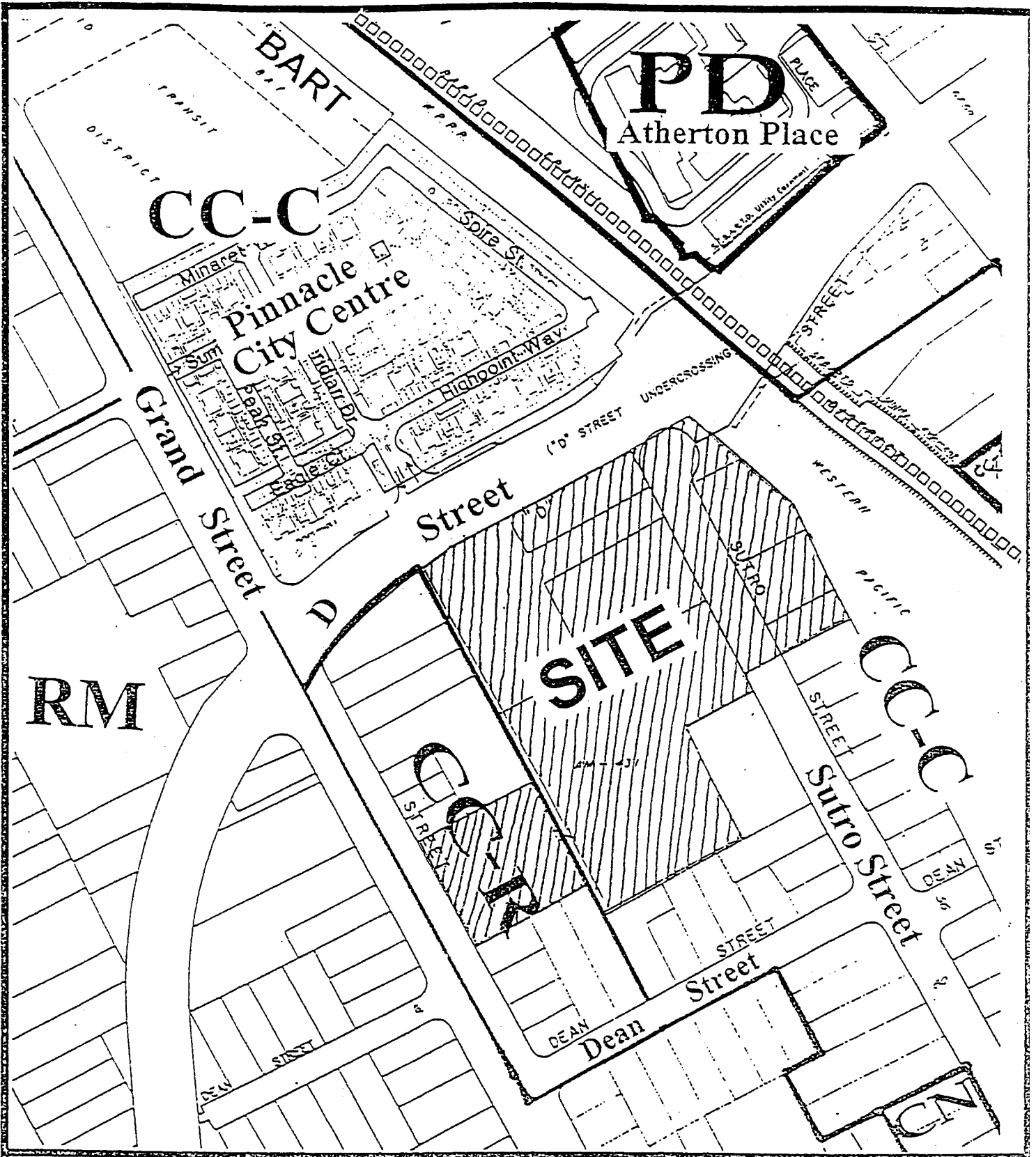


Jesús Armas, City Manager

Attachments:

Area Map
Draft Resolution

11.19.01



AREA/ZONING MAP

Final Map

Track 7191

GRAND PLACE HAYWARD, LLC

Grand, D & Sutro Streets

DRAFT

MAC
9/20/01

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7191
GRAND PLACE HAYWARD, LLC (Subdivider) AND
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT**

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 7191 Grand Place Hayward, LLC (Subdivider) for property located on the east side of Grand Street, the south side of D Street and the west side of Sutro Street; and

WHEREAS, the Director of Community and Economic Development and the Director of Pubic Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 7191 is in substantial conformance with the tentative map and the conditions of approval thereof, does hereby approve the final map.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to execute a subdivision agreement covering the installation of required improvements, in a form approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward